

ACT OF RESTRICTIONS

UNITED STATES OF AMERICA

COIN DU LESTIN PENINSULA SUBDIVISION

STATE OF LOUISIANA

BY: COIN DU LESTIN PENINSULA, INC.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 24th day of OCTOBER 1994,

BEFORE ME, THE UNDERSIGNED AUTHORITY, a Notary Public duly commissioned and qualified, in and for the above named parish and state, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

GEORGE B. DUNBAR, PRESIDENT OF COIN DU LESTIN PENINSULA, INC.,  
Domiciled in above said parish and state,

who declared unto me, Notary, that it owns, in entirety, that subdivision in St. Tammany Parish, Louisiana, known as Coin du Lestin Peninsula Subdivision that it desires to create restrictions against the said subdivision which restrictions shall be binding upon any and all purchasers who take title to any land in the said subdivision subsequent to appearer's acquisition, and that it further desires that these restrictions, against Coin du Lestin Peninsula Subdivision, be more fully described as follows, to wit:

BUILDING AND OWNERSHIP RESTRICTIONS

OF

COIN DU LESTIN PENINSULA SUBDIVISION

1. APPLICABILITY. These restrictions pertain and apply to and include all sites in Coin du Lestin Peninsula Subdivision as set forth herein. The covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of ten (10) years from the date that these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the sites has been recorded, agreeing to change said covenants in whole or in part.
2. No residence shall be built on less than one site. This site shall not be re-subdivided for private sale or otherwise. No building with the exception of a boathouse, shall be located closer than twenty-five (25) feet to the bank of Bayou Legendre on Lots 170, 171, 172, 173, 174, 175, Coin du Lestin Peninsula Subdivision. Lots 176, 177 and 178, Coin du Lestin Peninsula S/D have no rear setback lines.
3. No dwelling shall be constructed with a living area of less than two thousand three hundred (2,300) square feet, exclusive of open porches and carports. Dwellings having more than one story, must have a minimum of twelve hundred (1,200) feet of ground floor area, exclusive of open porches and carports. In some instances the Architectural Control Committee may consider a percentage of a porch area to be included in the living area.
4. All plans for construction of dwellings shall be submitted to an Architectural Control Committee made up of three members appointed by the developer of Coin du Lestin Peninsula Subdivision, George B. Dunbar, President of Coin du Lestin Peninsula, Inc., for approval before the commencement of construction. The Committee's approval or disapproval shall be made in writing within 10 days after receipt of plans.
5. No materials except sand or shell, or both, may be used for waterfront beaches. No bulkhead may be constructed until plans are submitted to and approved by the Architectural Control Committee.

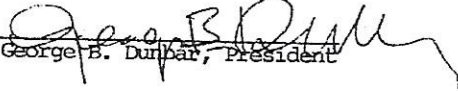
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6. No dwelling, including carports and open porches shall be erected within (30) thirty feet of the front of each lot. In no case shall any portion of a dwelling be closer than ten (10) feet to the side property line, including open porches, screen porches and carports. No dwelling shall be built within twenty five (25) feet to the rear of the lot or bank of Bayou Bonfouca excluding open porches on lots 184, 183, 182, 181, 180 and 179 of Coin du Lestin Peninsula S/D. Any homes constructed on piling must have the underneath of the home covered with lattice.
7. No wharves or boathouses or boat docks shall extend more than four (4) feet from the banks of Bayou Legendre. Roofing of the boat house must be of the same material as used on the roof of the residence
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any site at any time as a residence either temporarily or permanently.
9. Once construction of a dwelling is started, said construction must be completed within 6 months from date of the laying of the foundation or from date of installation of pilings.
10. Neither the purchaser nor his successors or assigns, shall ever use or permit to use any dwelling or building on these sites, either directly or indirectly for a commercial endeavor, in accordance with and pursuant to A-4 Zoning.
11. Supplies and building materials shall not be stored or piled in the open on Owner's site for a period exceeding three (3) weeks prior to use. The haphazard piling or storing of materials such as used lumber, sheet metals, pilings, scrap metals or other unsightly materials, is expressly prohibited.
12. No fences commonly referred to as "Bob Wire" may be used. No fence, constructed of any kind of material may be located in front of the building setback line and no fence shall be located within 15 feet of the Bayou Legendre or Bayou Bonfouca.
13. NO sign of any kind shall be displayed to the public view on any site except a professional sign of not more than 1 square foot; one sign not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sale period.
14. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. No garbage, trash of any kind, is to be dumped into the bayous.
15. NO animals, livestock or poultry of any kind shall be raised, bred or kept on any site, except that dogs, cats or other household pets may be kept provided that they are kept for personal use of the families residing on the site.
16. Brick caps shall be installed on the ends of all driveway culverts. All driveways from the street to the residence shall be hard surfaced with concrete or bituminous hot mixture. The size of the driveway culvert to be determined by the Parish of ST. Tammany, Department of Public Works.
17. No private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation and in no event shall there be a physical connection between any such source and any element of the community (central) water system.
18. Invalidation of any covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

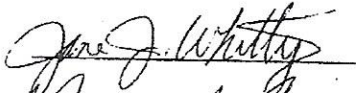
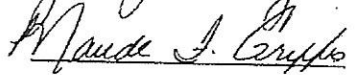
19. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person(s) owning any of the hereinabove described site (s) to prosecute said violators.

20. There are additional restrictive covenants on the plat map that will be binding against these sites in Coin du Lestin Peninsula S/D and must be complied with.

Coin du Lestin Peninsula, Inc.

BY:   
George B. Dunbar, President

WITNESSES:

  
Notary Public